

METROPOLITAN DEVELOPMENT COMMITTEE

DATE: August 22, 2005

CALLED TO ORDER: 5:45 p.m.

ADJOURNED: 7:20 p.m.

ATTENDANCE

Attending Members

Dane Mahern, Chairman
Ron Gibson
Scott Keller
Lance Langsford
Jackie Nytes
Marilyn Pfisterer

Absent Members

Angela Mansfield
Mike Speedy
Steve Talley

AGENDA

Proposal No. 434, 2005 - an inducement resolution for Camby Woods, L.P. in an amount not to exceed \$14,000,000 which consists of the construction of a 220-unit apartment complex to be known as Camby Woods Apartments located at 7700 Camby Road (District 22)
"Do Pass" Vote: 4-1

BUDGET HEARING

Division of Community Development and Financial Services
Division of Neighborhood Services
Mayor's Action Center

METROPOLITAN DEVELOPMENT COMMITTEE

The Metropolitan Development Committee of the City-County Council met on Monday, August 22, 2005. Chair Dane Mahern called the meeting to order at 5:45 p.m. with the following members present: Ron Gibson, Scott Keller, Lance Langsford, Jackie Nytes, and Marilyn Pfisterer. Absent were Angela Mansfield, Mike Speedy, and Steve Talley.

Proposal No. 434, 2005 - an inducement resolution for Camby Woods, L.P. in an amount not to exceed \$14,000,000 which consists of the construction of a 220-unit apartment complex to be known as Camby Woods Apartments located at 7700 Camby Road (District 22)

Pat Andrews, Land-use Chairman for Decatur Township Civic Council, said there was a meeting set to discuss the request of the apartment complex at 7700 Camby Road. She said at that time there was no mention of a time crunch. She said this issue of new construction at 7700 Camby Road should be discussed with the community first before any action is taken.

Rod Morgan, Bond Counsel for the Economic Development Commission (EDC), said earlier this year they were under the impression there will be no more volume caps allowed for the State in the Taxing and Financing category. He said the decision was changed on July 28, 2005 and made public on July 29, 2005. He said the inducement resolution allows for the developer to continue to develop the project, talk with the community, and negotiate with the City. He said the developer will then need to submit their application to the State by September 6, 2005. Final determination will be made at the end of October 2005, and the developer will have to the end of December 2005 to close on the bonds. He said the bond volume that will be allocated for this year has to be utilized this year. He said postponement on this proposal will terminate the development.

Councillor Nytes asked if September 6, 2005 is the deadline to turn in the application to the State. Mr. Morgan replied in the affirmative. Councillor Nytes asked if this project would need to come before the Council a second time. Mr. Morgan said if the developer receives volume on the project they would have to come before the EDC and the Council before final resolution on the bond. Councillor Nytes stated that the developer needs to make sure the neighbors have more information on this project.

Councillor Pfisterer asked why there has been no communication with the neighbors. Denise Barko, Bond Counsel representing the developer, said contact was made with the Councillor representing this district, the Civic League, and the schools in the district. She said they still have time to meet with neighbors in the community. Dan Huber, developer, said he is on the agenda to speak with the Civic League and intends to meet with the neighbors.

Councillor Langsford asked Ms. Andrews if she would feel comfortable with the committee passing this proposal, with the commitment from the developer that he will meet with neighbors. Ms. Andrews said she would not feel comfortable entirely but for future value, if there is a time constraint on a project, the neighbors still need to be in communication with the developer.

Councillor Nytes asked if this project is asking for tax abatement. Mr. Huber replied in the negative. Councillor Nytes asked if there will be adequate road support for a 220-unit apartment complex. Mr. Huber responded in the affirmative.

Councillor Langsford asked if the application for volume cap is a competitive process. Mr. Morgan replied in the affirmative and said there will be three projects from Indianapolis going in for the \$30 million that has been allocated. He said this \$30 million is for the entire state.

Mr. Morgan said the project will be developed on a 21 acre site that will consist of a mixture of one to three bedroom units. He said the apartments will be located in 27 buildings with 195 units for individuals and families with incomes at or below 60% of the average minimum income. He said the EDC voted unanimously to pass this project forward for inducement.

Councillor Nytes asked if this project is the first of its kind in this area. Mr. Morgan said this is the first project that will receive taxes and finance in this area. Mr. Huber said there is one Section-42 property across the street on Camby and Kentucky, but there was no bond financing on it.

Ms. Andrews stated that Decatur Township has a reasonable amount of Section-42 apartments. She said she hoped that all the \$14 million was turned into reduced rent and that the project not be used as a profit center.

Councillor Nytes asked if the developer still owns his other projects in Marion County. Mr. Huber replied in the affirmative.

Councillor Nytes moved, seconded by Councillor Pfisterer, to send Proposal No. 434, 2005 to the full Council with a "Do Pass" recommendation. The vote carried by a vote of 4-1. Councillor Keller cast his vote in the negative.

Councillor Keller said he votes consistently against these proposals because those involved in the project receive the money, but the City of Indianapolis does not receive any revenue that could benefit the neighborhoods.

BUDGET HEARING

Division of Community Development and Financial Services

Margaret Lawrence-Banning, Division Administrator of Community Economic Development, said that the Divisions of Economic Development and Community Development were combined to create a more effective and efficient structure. She said there are three sections within the division: Community Resources (administer housing and urban development grant funds), Community Development (residential and redevelopment projects), and Economic Development (administer the tax program and property management). She said the division launched two major affordable housing projects: the former Brokenburr apartments on the Southside and Village at Mill Crossing (former Parkwood apartments). The division also issued two requests for proposals for properties acquired from the State: the former Herron Art School and the former Central State Hospital. She said the division has been working with their partners in the community to improve their customer services, grant application process, and improve how they deliver community development services throughout the City. Ms. Lawrence-Banning highlighted the proposed 2006 budget as follows:

- The increase in Bi-weekly salary and fringes is due to a net effect of a transfer of one position from Administrative Services division and reclassification of some other positions.
- The increase in Property Management is actually a transfer of \$30,000 from consulting, due to a one time physical means assessment.
- The increase in grants is another net effect of an increase in their support housing program.
- The division reduced their local funds for Emergency Non-Community Development Block Grants eligible demolition. One hundred thousand dollars of those local funds will remain for such purposes. In addition, \$645,000 of Community Building Development Grant (CBDG) funds are for demolition.
- The division's budget has been reduced by \$142,246.

Councillor Pfisterer asked for clarification on the increase in the Pension Fund. Jeff Seidenstein, Budget Manager for the Controller's Office, said City-wide there is an increase in the rate that has to be paid for the employees' retirement fund. He said the rate went up half of a percent (.5%) in all City departments covered by Public Employees Retirement Fund (PERF).

Division of Neighborhood Services

Kevin Sifferlen, Administrator for Neighborhood Services, said the neighborhood liaisons are the link to citizens/community organizations to City government. He said the liaisons attended roughly 2,200 meetings over the last two months.

Councillor Nytes asked if there is anything the liaisons can do to speed up the responsiveness to weeds and high grass requests. Mr. Sifferlen said the Code Compliance committee meets every month to look at how services can be done better. Councillor Nytes said she would be supportive of an ordinance change that will improve the process.

Mr. Sifferlen said there is a minor increase in communication equipment due to the wireless cards to do training on the Mayor's Action Center in the field. He said the divisions' budget has decreased by \$29,170.

Councillor Pfisterer asked for clarification on the decreased amount of worker's compensation to date. Mr. Seidenstein said this is another guideline amount the departments have put in based on instructions from the City Controller's Office. He said the City is self-insured for worker's compensation. He said it is an allocation to this department based on the number of employees. Councillor Pfisterer asked where the remaining amount of money in this fund goes. Mr. Seidenstein said the additional money will stay in the worker's compensation fund. He said there are different allocation rates for each department depending on the nature of the jobs.

Mayor's Action Center

Pat Holdsworth, Administrator of the Mayor's Action Center (MAC), said over the last few years the MAC has been focusing on the Citizen's Relationship Management System (CRM), which essentially gets information back to the citizens. He gave some positives of the CRM system:

- It helps make the MAC more efficient.
- MAC reps know the status of a request.
- Request/concerns are better directed to the correct department.

Mr. Holdsworth said the MAC has been working on putting a website together that is a part of the CRM system. He said the website will do three major things: 1) give updates on service requests made; 2) give a service request number to better track the request; 3) give information on what happens next with the request. Mr. Holdsworth went on to state that the Department of Public Works' (DPW) dispatchers will be relocating to the MAC due to the need of new space and to create ownership of issues.

Councillor Mahern asked if the dispatchers' salaries will still be paid out of DPW's budget. Mr. Holdsworth replied in the affirmative.

Concillor Keller asked what the timeline is for the last step for service requests. Mr. Holdsworth said the system is put into phases and the first two phases are completed. He said this will solve 80% of the MAC's issues. He said the last two phases of the CRM system will generate an e-mail when an issue is closed.

Councillor Langsford asked how many DPW dispatchers are going to the MAC. Mr. Holdsworth said during the day there will be three DPW dispatchers, and in the evening there will be two. Councillor Langsford asked if they are only focusing on DPW issues. Mr. Holdsworth replied in the affirmative and said they will also dispatch for the Division of Compliance issues.

Mr. Holdsworth said the MAC's budget is majority based on chargebacks to the other departments. He said there are some decreases in the budget: salaries and fringes due to the three positions eliminated through attrition and the consulting, technology, and equipment due to the future phase of the CRM system that will be worked on more in-house. The total reduction of the MAC's budget is \$407,425 that will not be charged back to other departments.

Councillor Pfisterer asked if DPW and the Department of Parks and Recreation will not have to be charged for the chargebacks. Mr. Seidenstein said they will be charged but the cost of running the MAC is reduced; therefore, the amount that other departments will have to be chargeback is less.

Councillor Nytes asked if necessary, if the MAC can expand to comply with the needs of the citizens. Mr. Holdsworth replied in the affirmative.

CONCLUSION

With no further business pending, and upon motion duly made, the Metropolitan Development Committee of the City-County Council was adjourned at 7:20 p.m.

Respectfully submitted,

Dane Mahern, Chair
Metropolitan Development Committee

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